

IN RE: PETITION FOR ZONING VARIANCE
NORTHEAST CORNER AND NORTHWEST
CORNER McDONOUGH ROAD AND
PITTSFIELD ROAD
THIRD ELECTION DISTRICT
THIRD COUNCILMANIC DISTRICT
995 CORPORATION,
Petitioner
* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 89-92-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a zoning variance to permit two 12 square foot community signs located on two 33.5 foot long decorative brick walls used to mount the signs, in lieu of the permitted 15 square foot community sign and in addition to a community sign permitted in Zoning Commissioner's Case No. 86-480-A.

The Petitioner, by Robert A. Hoffman, Esquire appeared and testified. Mr. Louis C. Smith of Richmond American Homes, Inc. and Mr. Kimberly Wey of Land Design Research, appeared in support of the Petition. There were no protestants.

At the onset of the hearing, Petitioner presented a revised plat to accompany the Petition for Zoning Variance which showed the name on the community sign having been changed from "McDonogh Township" to "Garrison Woods". The plat was accepted as Petitioners Exhibit 1.

The Petitioner, through counsel, presented testimony that the community signs requested herein are for Sections 1 and 2 of the subdivision known as McDonogh Township, developed by 995

Corporation, whose principals are the same as those in Richmond American Homes, Inc.

In May of 1986, in Zoning Commissioner Case No. 86-480-A. A Variance was granted to allow a community identification sign at the Reisterstown Road entrance to McDonogh Township. The community identification signs requested herein are located at a separate entrance to the overall subdivision on the northeast and northwest corners of McDonogh and Pittsfield Roads. The location of the 12 square foot community sign on the decorative mounting devices, which are brick walls, allow motorists to identify the community while travelling either easterly or westerly along McDonogh Road. The community signs identify Garrison Woods as a separate community from McDonogh Township.

Petitioner, through counsel, further testified that a denial of this Petition for Zoning Variance would present an undue hardship or practical difficulty on the Petitioner since community identification is important to both the developer and each of the residents of Garrison Woods. A sense of community is a key element in choosing a place to live. Additionally, visitors and guests of the residents of the community could have problems distinguishing Garrison Woods from other Sections of McDonogh Township if this Variance were not granted.

Finally, Petitioner testified that these are attractive signs supported by the Office of Planning and Zoning.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulties to

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Petitioner and his property. McClean v. Soley, 270 Md. 208, (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1. Whether strict compliance with the requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. Whether the grant of the variance would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3. Whether relief can be granted in such fashion that spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

The evidence and testimony tends to indicate that the subject variance to allow two 12 square foot community signs on two 33.5 long decorative mounting devices (i.e. two brick walls) should be granted, as such signs are consistent with the spirit and intent of the BCZR and would not result in any substantial detriment to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of November, 1988 that the Petition for Zoning Variance to permit two 12 square foot community signs to be located on two 33.5 foot long decorative brick walls, in addition to a community sign previously permitted in Case No. 86-480-A, in lieu of the maximum permitted 15 square foot community sign, all in accordance with Petitioner's Exhibit

3

1, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for and obtain his building or sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable Appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PLDG0019.RAH

ORDER RECEIVED FOR FILING

DATE: 11/14/88
BY: *Robert A. Hoffman*

ORDER RECEIVED FOR FILING

DATE: 11/14/88
BY: *Robert A. Hoffman*

ORDER RECEIVED FOR FILING

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BY: *Robert A. Hoffman*

ORDER RECEIVED FOR FILING

DATE: 11/14/88
BY: *Robert A. Hoffman*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
KYM:AM 887-3353

November 30, 1988

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NE and NW Corners of McDonogh Road and Pittsfield Road
3rd Election District - 3rd Councilmanic District
995 Corporation - Petitioner
Case No. 89-92-A

Dennis F. Rasmussen
County Executive

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1.1.e to permit 2 twelve (12) square foot community signs located on two 33.5 foot long existing brick walls, in lieu of the permitted 15 square foot community sign and in addition to the sign permitted in Zoning Commissioner's Case No. 86-480-A of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	995 Corporation
Signature	(Type or Print Name) David L. Carney
Address	Signature
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
John B. Howard	c/o Louis C. Smith
(Type or Print Name)	1531 Edgewood Road 644-0800
Signature	Address
210 Allegheny Avenue	Baltimore, Maryland 21227
Address	City and State
Towson, Maryland 21204	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	John B. Howard
Attorney's Telephone No.: 823-4111	Name 210 Allegheny Avenue
	Towson, Maryland 21204
	Address

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 1988 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 05th day of Oct, 1988, at 9:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING: -1/2HR. *1HR.
AVAILABLE FOR HEARING: YES, MON. - NEXT TWO MONTHS (over)
OTHER: _____
RECEIVED BY: CKC DATE: 6/26/88

J. Robert Haines
Zoning Commissioner of Baltimore County.

DESCRIPTION OF WALL "A" PARCEL, GARRISON WOODS RECORDED AS McDONOGH TOWNSHIP

Beginning for the same at a point on the westerly right of way line of Pittsfield Road, a 60 foot road, which point is North 17°42'41" West 70.00 feet and South 72°17'19" West 30.00 feet from the intersection of the centerline of said Pittsfield Road with the centerline of McDonogh Road, a 70 foot road; thence, binding upon the said westerly right of way line of Pittsfield Road, South 17°42'41" East 25.00 feet to a point, and South 27°55'39" West 13.99 feet to intersect the northerly right of way line of the aforesaid McDonogh Road; thence, binding upon the last said northerly right of way line, 25.01 feet by a curve to the right, having a radius of 1574.27 feet and a chord of South 74°11'47" West 25.01 feet to a point; thence, running through lands of McDonogh Township, Section Two, recorded among the Land Records of Baltimore County, Maryland in Plat Book 55, folio 10 North 17°42'41" West 33.95 feet to a point; and South 72°17'19" West 35.00 feet to the point of beginning.

Containing 0.027 acres of land, more or less.



DESCRIPTION OF WALL "B" PARCEL, GARRISON WOODS RECORDED AS McDONOGH TOWNSHIP

Beginning for the same at a point on the easterly right of way line of Pittsfield Road, a 60 foot road, which point is North 17°42'41" West 70.00 feet and North 70°17'19" West 30.00 feet from the intersection of the centerline of said Pittsfield Road with the centerline of McDonogh Road, a 70 foot road; thence, running through the lands of McDonogh Township, Section One, recorded among the Land Records of Baltimore County, Maryland in Plat Book 54, folio 13, North 72°17'19" East 35.00 feet to a point; and South 17°42'41" East 35.00 feet to intersect the northerly right of way line of the aforesaid McDonogh Road; thence, binding upon said northerly right of way line, South 72°17'19" West 25.00 feet to intersect the first mentioned right of way line of Pittsfield Road; thence, binding upon the last mentioned right of way line, North 62°42'47" West 14.14 feet to a point; and North 17°42'41" West 25.00 feet to the point of beginning.

Containing 0.027 acres of land, more or less.



LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
TELEPHONE
(301) 823-4111
FAX
(301) 823-0147
DIRECT DIAL NUMBER
(301) 494-9162
June 30, 1988

J. Robert Haines,
Zoning Commissioner
Office of Zoning & Planning
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Item No. 467
Richmond American Homes - Sign Variance

Dear Mr. Haines:

I am writing to confirm our phone conference yesterday, June 29, 1988 in which you gave your verbal permission for Richmond American Homes to erect two 12 square foot community signs which say "Garrison Woods" on two existing walls located on McDonogh Road.

I understand that you may withdraw this verbal permission should your inspection of the signs, at some future date, indicate they are inappropriate, and that the permission is also conditioned upon a favorable Order in the above-referenced variance case.

Thank you for your assistance in this matter.

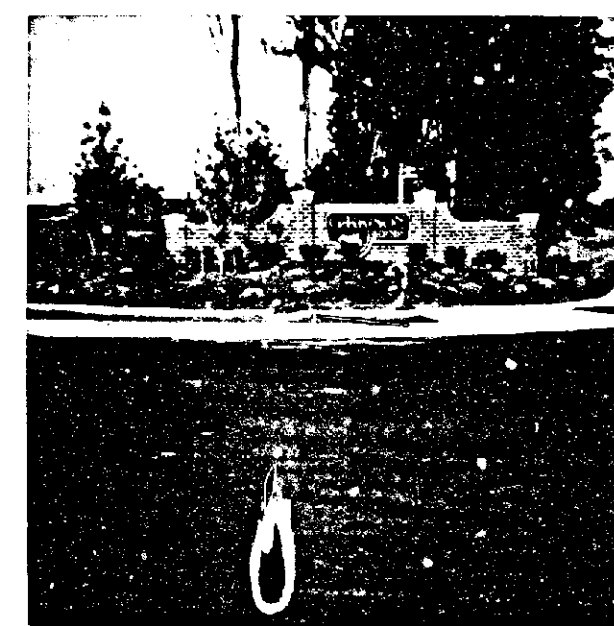
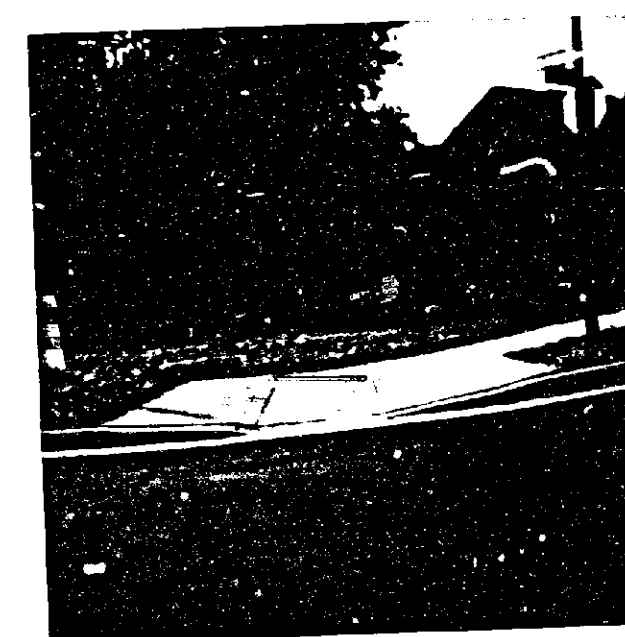
Yours truly,

Robert A. Hoffman

RAH:bw
cc: Louis C. Smith

RECEIVED ZONING OFFICE
DATE: 6-30-88

PETITIONER(S) EXHIBIT (2)



PETITIONER(S) EXHIBIT (2)



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner & NW Corner McDonogh
Rd. & Pittsfield Rd., 3rd Dist. : OF BALTIMORE COUNTY
995 CORPORATION, Petitioner : Case No. 89-92-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 19, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 13, 1988.

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case number: 89-92-A
NEC and NW/C McDonogh Road and Pittsfield Rd.
3rd Election District
3rd Councilmanic
Petitioner(s): 995 Corporation
Hearing Date: Wednesday, Oct. 5, 1988 at 9:00 a.m.
Variance to permit 2 twelve (12) square foot community signs located on two 33.5 foot long existing brick walls, in lieu of the permitted 15 square foot community sign and in addition to the sign permitted in Zoning Commissioner's Case No. 86-480-A.
It is to be noted that this Petition is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will hold a public hearing on any request for a stay of the case or for a stay of the appeal period for good cause shown, and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
9107 Sept. 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 19, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 13, 1988.

TOWSON TIMES,

Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
9107 Sept. 8

CLASSIFIEDS
337-2410

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3, NW
Posted for: Variance
Petitioner: 995 Corporation
Location of property: NE/Sec. and NW/Sec. McDonogh Road and Pittsfield Road
Location of Signs: NW/Sec. of McDonogh and Pittsfield Road
Remarks: J. R. Haines
Posted by: J. R. Haines
Number of Signs: 2
Date of Posting: September 19, 1988
Date of return: September 23, 1988

89-92-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of July, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received by: J. R. Haines
Chairman, Zoning Plans
Advisory Committee

Petitioner: 995 Corporation
Petitioner's Attorney: John B. Howard

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

995 Corporation
c/o Louis C. Smith
1531 Edgewood Road
Baltimore, Maryland 21227

Re: Petition for Zoning Variance
CASE NUMBER: 89-92-A
NE/C and NW/C McDonogh Road and Pittsfield Road
3rd Election District - 3rd Councilmanic
Petitioner(s): 995 Corporation
HEARING SCHEDULED: WEDNESDAY, OCTOBER 5, 1988 at 9:00 a.m.

Gentlemen:

Please be advised that \$115.28 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 106, 111 W. Chesapeake Avenue, Towson, MD 21204, 15 minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9/29/88 ACCOUNT: 6-11-1155000
AMOUNT: \$ 115.28
RECEIVED FROM: J. R. Haines
FOR: J. R. Haines
B 011-1155000-4

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

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HEARING SCHEDULED: WEDNESDAY, OCTOBER 5, 1988 at 9:00 a.m.

Variance to permit 2 twelve (12) square foot community signs located on two 33.5 foot long existing brick walls, in lieu of the permitted 15 square foot community sign and in addition to the sign permitted in Zoning Commissioner's Case No. 86-480-A.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: 995 Corporation
John B. Howard, Esq.
File

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P. O. BOX 551
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL C. TRACY, JR.
JOHN V. ZAR, JR.
JOSEPH C. WICK, JR.
HENRY B. RECH, JR.
HERBERT M. CONNOR, III
THOMAS L. HUGSON
C. CAREY DEELY, JR.
H. WIND HILL, II
GEORGE K. RYLANDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAYN

JUDITH A. ARMOLD
ZEDORAH C. DOPKIN
KATHLEEN GALLAGHY COX
J. MICHAEL BRENNAN
H. BARRETT PETERSON, JR.
KATHRYN L. KOTE
JAMES H. MACALISTER
REXAL J. B. SMITH
NEWTON B. FOWLER, III
MARK E. SMITH
JAMES D. C. DOWNES
(1906-1978)

(301) 494-9162
June 30, 1988

J. Robert Haines,
Zoning Commissioner
Office of Zoning & Planning
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED ZONING OFFICE
DATE: 7-30-88

Re: Item No. 467
Richmond American Homes - Sign Variance

Dear Mr. Haines:

I am writing to confirm our phone conference yesterday, June 29, 1988 in which you gave your verbal permission for Richmond American Homes to erect two 12 square foot community signs which say "Garrison Woods" on two existing walls located on McDonough Road.

I understand that you may withdraw this verbal permission should your inspection of the signs, at some future date, indicate they are inappropriate, and that the permission is also conditioned upon a favorable Order in the above-referenced variance case.

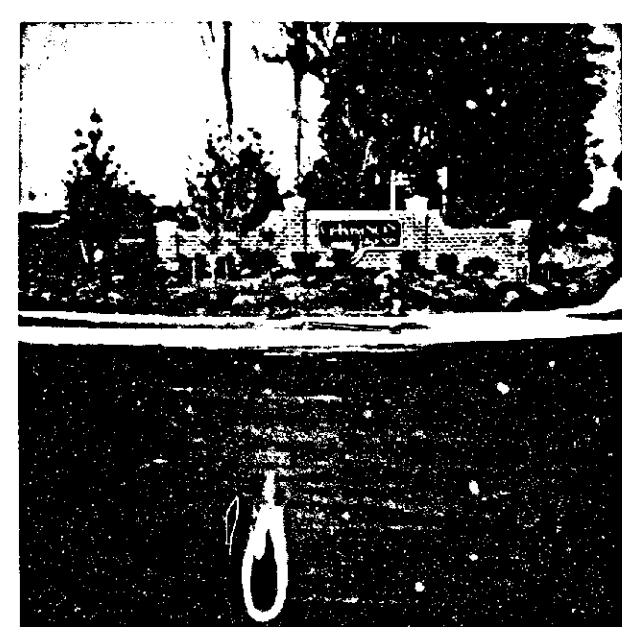
Thank you for your assistance in this matter.

Yours truly,

Robert A. Hoffman

RAH:bw
cc: Louis C. Smith

PETITIONER(S) EXHIBIT (2)



PETITIONER(S) EXHIBIT (2)



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner & NW Corner McDonough : OF BALTIMORE COUNTY
Rd. & Pittsfield Rd., 3rd Dist.
995 CORPORATION, Petitioner : Case No. 89-92-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 13, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Sept. 8, 1988.

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case number: 89-92-A
NE/C and NW/C McDonough Road and Pittsfield Rd.
3rd Election District - 3rd Councilmanic
Petitioner(s): 995 Corporation
Hearing Date: Wednesday, Oct. 5, 1988 at 9:00 a.m.

Variance to permit 2 twelve (12) square foot community signs located on two 33.5 foot long existing brick walls, in lieu of the permitted 15 square foot community sign 2x5 in addition to the sign permitted in Zoning Commissioner's Case No. 88-480-A. In the event that the Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
9:107 Sept. 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 13, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Sept. 12, 1988.

TOWSON TIMES,

Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

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NE/C and NW/C McDonough Road and Pittsfield Rd.
3rd Election District - 3rd Councilmanic
Petitioner(s): 995 Corporation
Hearing Date: Wednesday, Oct. 5, 1988 at 9:00 a.m.

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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
7:345 Sept. 7

CLASSIFIEDS
337-2410

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

995 Corporation
c/o Louis C. Smith
1531 Edgewood Road
Baltimore, Maryland 21227

Re: Petition for Zoning Variance
CASE NUMBER: 89-92-A
NE/C and NW/C McDonough Road and Pittsfield Road
3rd Election District - 3rd Councilmanic
Petitioner(s): 995 Corporation
HEARING SCHEDULED: WEDNESDAY, OCTOBER 5, 1988 at 9:00 a.m.

Gentlemen:

Please be advised that \$115.25 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 106, Towson, Maryland 21204, 15 minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9/24/88 ACCOUNT: 8-11-115-000

AMOUNT: \$ 115.25

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

DATE: 9/24/88

TIME: 1:15 PM

BY: [Signature]

FOR: [Signature]

DATE: 9/24/88

TIME: 1:15 PM

BY: [Signature]

FOR: [Signature]

DATE: 9/24/88

TIME: 1:15 PM

BY: [Signature]

FOR: [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: September 19, 1988

District: 3...
Posted for: Variance
Petitioner: 995 Corporation
Location of property: NE/C and NW/C McDonough Road and Pittsfield Road
Location of signs: NW/C and NW/C McDonough Road and Pittsfield Road

Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

Date of return: September 27, 1988

89-92-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of July, 1988.

J. Robert Haines
Zoning Commissioner

Petitioner: [Signature]
Petitioner's Attorney: [Signature]

Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 467 - Case No. 89-92-
Petitioner: 995 Corporation
Petition for Zoning Variance

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: Land Design Research, Inc.
Quarry Park Place, Suite 100
9175 Guilford Road
Columbia, Maryland 21046

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

July 25, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 458, 459, 460, 462, 464, 465, 467, 468, 470, and 471.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/cps

RECEIVED
JUL 28 1988
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

July 15, 1988

Paul H. Reineke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: 995 Corporation

Location: NE/C & N/W /C McDonogh Road and Pittsfield Road

Item No.: 467

Zoning Agenda: Meeting of 7/5/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly* 7-15-88
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/j1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner

Date: September 27, 1988

Pat Keller, Deputy Director
Office of Planning and Zoning

995 Corp.
Zoning Petition No. 89-92-A

The proposed signage in conjunction with an architecturally designed, aesthetically treated functional support structure, represents an excellent solution to community identification signage.

Staff recommends approval of the applicant's request.

PK/sf

RECEIVED
SEP 30 1988
ZONING OFFICE

cc: John B. Howard, Esq.
11/2/88

CPS-008

OCT 3 1988

Quarry Park Place/Suite 100
9175 Guilford Road
Columbia, Maryland 21046
301/792-4360 Baltimore
301/498-8500 Washington



SCALE: 1" = 2000'

1'-20'

Note: Layout of Wall "A"
to match Layout "B" as shown



TYPICAL CROSS SECTION

N.T.S.



TYPICAL CROSS SECTION

N.T.S.



ELEVATION WALL 'A'

$$3/8'' = 1^{\circ} 0'$$

$$3/8" \approx 1'-0"$$

'McDOLLOUGH TOWNSHIP' SECTIONS ONE & TWO,
EHL JR 54/13 & 55/10, NAME WAS CHANGED
TO 'GARRISON WOODS', FOR RETAIL PURPOSES
TOTAL AREA TAKING + 2333 SQ. FT, 0.054 AC ±.

**PLAT
TO ACCOMPANY
ZONING VARIANCE
FOR SIGNS**

3RD ELECTION DISTRICT
EXISTING ZONING: D.R.2

ENTRANCE SIGN

Garrison Woods
Pittsfield Road

Project Number	18040.00
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Sheet Title

Scale As noted

Revisions

No.	Description	Date
1	WALL SHORTENED	11/25/88
2	NOTES ADDED	1/29/88
3	NAME CHANGE, ZONING REJECTION DISTRICT ADDED	6/21/88

Date NOV. 20, 1987

Drawn By: TH Checked By: KW

Sheet Number

PETITIONER'S
EXHIBIT 1

#467